

067.A

0004

0007.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
973,800 / 973,800

USE VALUE:

973,800 / 973,800

ASSESSED:

973,800 / 973,800


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		JOYCE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOUGLASS DANIEL C/TRUSTEE
Owner 2:	10 JOYCE ROAD REALTY TRUST
Owner 3:	

Street 1: 10 JOYCE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PAJOOHI BABAK -

Owner 2: -

Street 1: 211 CONGRESS STREET SUITE 700

Twn/City: BOSTON

St/Prov: MA Cntry:

Postal: 02110

NARRATIVE DESCRIPTION

This parcel contains 6,493 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 2441 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6493		Sq. Ft.	Site		0	70.	0.95	12									430,353						430,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6493.000	543,400		430,400	973,800		128953
							GIS Ref
							GIS Ref
							Insp Date
							10/12/18

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973,800 / 973,800

!5825!

PRINT

Date

Time

12/10/20

20:39:46

LAST REV

Date

Time

02/12/19

12:23:43

ekelly

5825

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	543,400	0	6,493.	430,400	973,800	973,800	Year End Roll	12/18/2019
2019	101	FV	403,600	0	6,493.	399,600	803,200	803,200	Year End Roll	1/3/2019
2018	101	FV	403,600	0	6,493.	399,600	803,200	803,200	Year End Roll	12/20/2017
2017	101	FV	403,600	0	6,493.	350,400	754,000	754,000	Year End Roll	1/3/2017
2016	101	FV	410,300	0	6,493.	319,700	730,000	730,000	Year End	1/4/2016
2015	101	FV	401,200	0	6,493.	282,800	684,000	684,000	Year End Roll	12/11/2014
2014	101	FV	401,200	0	6,493.	267,400	668,600	668,600	Year End Roll	12/16/2013
2013	101	FV	401,200	0	6,493.	254,500	655,700	655,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAJOOHI BABAK,	67633-327		7/18/2016		790,000	No	No		
MALLETT WILLIAM	42433-23		4/7/2004		600,000	No	No		
CORREIA NILZA L	36417-530		9/16/2002		355,000	No	No		
CORREIA MANUEL	32744-434		4/26/2001	Family	1	No	No		
	12351-34		12/20/1972		31,850	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/23/2018	307	Redo Kit	49,250	C				
9/19/2002	840	Addition	53,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	BS	Barbara S
3/7/2017	SQ Returned	MM	Mary M
4/6/2009	Measured	372	PATRIOT
9/19/2005	Fieldrev-Chg	BR	B Rossignol
8/8/2004	MLS	MM	Mary M
12/15/2002	MLS	MM	Mary M
1/19/2000	Inspected	264	PATRIOT
12/13/1999	Mailer Sent		
12/9/1999	Measured	163	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 6	- Colonial			Full Bath: 3	Rating: Very Good	SCUTTLE HOLE.														
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 1 - Concrete				A 3QBth:	Rating:															
Frame: 1 - Wood				1/2 Bath:	Rating:															
Prime Wall: 4 - Vinyl				A HBth:	Rating:															
Sec Wall:				OthrFix:	Rating:															
Roof Struct: 1 - Gable				OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good															
Color: GRAY				A Kits:	Rating:															
View / Desir:				Fpl: 1	Rating: Very Good															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: B - Good				CONDOS INFORMATION																
Year Blt: 1948	Eff Yr Blt:			Location:																
Alt LUC:	Alt %:			Total Units:																
Jurisdct: G6	Fact: .			Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION																
Avg Ht/FL: STD	GD - Good	18. %		Phys Cond:	GD - Good	18. %														
Prim Int Wall: 1	- Drywall			Functional:																
Sec Int Wall:			%	Economic:																
Partition: T	- Typical			Special:																
Prim Floors: 3	- Hardwood			Override:																
Sec Floors:			%	Total:	18.6 %															
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES												
Subfloor:				Basic \$ / SQ:	125.00						Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:				Size Adj.:	1.12361288															
Electric: 3	- Typical			Const Adj.:	0.99989998															
Insulation: 2	- Typical			Adj \$ / SQ:	140.438															
Int vs Ext: S				Other Features:	123856															
Heat Fuel: 2	- Gas			Grade Factor:	1.33															
Heat Type: 1	- Forced H/Air			NBHD Inf:	1.00000000															
# Heat Sys: 1				NBHD Mod:																
% Heated: 100				LUC Factor:	1.00															
Solar HW: NO				Adj Total:	667551															
% Com Wall				Depreciation:	124164															
				Depreciated Total:	543387															
MOBILE HOME				Make:			Model:			Serial #:			Year:			Color:				
SPEC FEATURES/YARD ITEMS				PARCEL ID 067.A-0004-0007.A																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N				Total Yard Items:				Total Special Features:				Total:								